

## Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

[www.ci.burlington.vt.us/planning/boards/drb/](http://www.ci.burlington.vt.us/planning/boards/drb/)

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Austin Hart  
Michael Long  
Jonathan Stevens  
Brad Rabinowitz  
Bob Schwartz  
Kevin Stapleton  
Jim Drummond  
Andy Strauss (Alt.)  
Oscar Hernandez (Alt.)



### BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, September 6, 2011 - 5:00 p.m.,

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT  
MINUTES

**Present:** Michael Long (Vice Chair), Kevin Stapleton, Brad Rabinowitz, Jonathan Stevens, Bob Schwartz, Andy Strauss (Alt.),

**Staff:** Nic Anderson, Ken Lerner, Scott Gustin

**Absent:** Mary O'Neil, Oscar Hernandez (Alt.), Jim Drummond, Austin Hart (Chair)

#### I. Agenda

323-325 College Street has been requested to be deferred by applicant. Not heard. B. Rabinowitz requested Lake Street applications be taken off consent agenda. Accepted by Board.

#### II. Communications

None.

#### III. Minutes

One set from August 17. Will review and discuss at deliberative.

#### IV. Consent

##### 1. 12-0133HO: 396 QUEEN CITY PARK ROAD (RL, Ward 5) GYLLIAN RAE SVENSSON/ MICHAEL ROYER

Home occupation for art studio. (Project Manager: Scott Gustin)

Applicants G. Svensson and M. Royer present. Has not received staff findings. S. Gustin showed conditions. No public.

G. Svensson...Have no concerns. Would only have a person once a week or so visiting.

Motion by J. Stevens to approve and adopt staff recommendations and conditions of approval.

Seconded by B. Rabinowitz

Vote: For 4:0 Against. K. Stapleton abstained as late.

##### 2. 12-0188CA/MA: 0 STARR FARM BEACH (RL-W, Ward 4) FLYNN ESTATE/ WILLIAM PARKHILL C/O THE STARR FARM BEACH CAMP OWNERS ASSOCIATION

Lakeshore reinforcement along the Starr Farm Beach camp beaches consisting of rip rap and seawalls. (Project Manager: Scott Gustin)

Applicant Bill Parkhill present. Has received staff findings and has no concerns. No public.

Motion by J. Stevens to approve and adopt staff recommendations and conditions of approval.

Seconded by B. Rabinowitz

Vote: For 5:0 Against

##### 3. 12-0179CA/CU: 28 STARR FARM BEACH (RL-W, Ward 4) KELLEY & STEVE GARDNER/ KNIGHT CONSULTING ENGINEERS, INC

Repair and reinforce sea wall with quarry stone. (Project Manager: Scott Gustin)

Applicants present. Has received staff findings and has no concerns. No public.  
S. Gardener Incorrect reference of boathouse.  
S. Gustin will strike from comments and findings.  
Motion by J. Stevens to approve and adopt staff recommendations and conditions of approval.  
Seconded by B. Schwartz  
Vote: For 5:0 Against

**4. 12-0142CA: 25 OAKLEDGE (RL-W, Ward 5) STANFORD E TAYLOR/ INTEGRITY CONSTRUCTION INC.**

Construct addition for enclosed swimming pool. (Project Manager: Scott Gustin)

Applicant L. Kilcoyne present. J. Kilcoyne present also. Has received staff findings and has no concerns. No public.  
Motion by J. Stevens to approve and adopt staff recommendations and conditions of approval.  
Seconded by B. Schwartz  
Vote: For 5:0 Against

**5. 10-1005CA/MA: 475 LAKE STREET (UR/DW-PT, Ward 3) CITY OF BURLINGTON - CEDO**

Amend ZP#10-1005CA/MA with road and parking lot changes, fishing pier and skate park changes. (Project Manager: Scott Gustin)

Applicants K. Merriman-Shapiro and S. Hainley present and sworn in. Public sworn in also. Has received staff findings and has no concerns. To be heard with 10-1115CA for 0 Lake Street.

K. Merriman-Shapiro gave summary of amendments to project.

M. Long so this is new information since the original proposal.

K. Merriman Shapiro...yes. Didn't want to compromise water services.

J. Stevens asked if reconfiguration took comments from past hearing into account.

K. Merriman Shapiro no. Bike polo community would be relocated to another site with the help of Parks and Recreation. Will allow more progression with more space for beginners.

B. Rabinowitz asked for old plans.

S. Gustin original has pre-release conditions of which one was the requirement to have revised site plans. Would still need to be met.

B. Rabinowitz asked about crossings for pedestrians.

S. Hainley less cars will need turnaround due to better design.

K. Merriman Shapiro will be like crossing a driveway.

B. Rabinowitz asked about path materials. Will need to review old conditions.

M. Long asked about relation with the two different parcels.

K. Merriman Shapiro would like to get parking out to bid as soon as possible.

K. Stapleton asked about tree placement at bike path intersection.

K. Merriman Shapiro not too concerned about removal.

S. Hainley can look into canopy height and discuss with Traffic Expert.

Linda Tierney. Lives on Lakeview Terrace. First notification they have received for Moran project. Agreement with neighbors about skate park area use previously. Seems agreement has been forgotten. Agreement dealt with noise, lighting etc.

M. Long asked for clarification.

L. Tierney would like input into public notice and agreement. Concerned about size and the impact it would have on noise etc. Concerned about events. Agreement required reviews.

K. Lerner would need to look back at skate park approval.

- J. Stevens doesn't know if approvals would follow through to new location.
- L. Tierney thought it couldn't be moved without approval.
- K. Lerner name is on the list that was sent public notices.
- L. Tierney would like this to be addressed before skate park enlarged. Would like protection.
- M. Long would like to see agreement.

Carlene Raper lives at Commodore Point. Can't remember who was in charge of skate park discussions. Did sign up to be on mailing list for skate park issues. Would like to know how the park will be managed for light and sound etc. Co-signer on suit.  
 B. Rabinowitz asked if they received notice for this hearing.  
 C. Raper no notice.

K. Merriman Shapiro went out of way to get out notices and personally delivered to all neighbors on people's doors about skate park planning meeting. Parks would be managing the current and new skate park. City Attorney did review previous documents and stated did not relate to new skate park.

B. Rabinowitz noted a lot of people came to original meetings and spoke about skateboarding.

K. Merriman Shapiro new park will be concrete to not echo wood. No lighting is proposed.

M. Long asked who would manage?

K. Merriman Shapiro Parks and Recreation would be managing. Burlington Skate park Coalition have regular meetings. Work with Parks to ensure management good for community.

B. Rabinowitz noted skate park renderings from last approval. Would like level of detail for new proposal.

K. Merriman Shapiro shape has changed slightly to create flow.

S. Hainley will have agreed sizes and features will change.

B. Rabinowitz would like to see plan showing area and interaction with other areas.

M. Tierney at 37 Lakeview. Surprised that so much has already been done on skate park planning. Asked if there are any concrete approvals in place now.

M. Long no TV's or lighting approved.

B. Rabinowitz lighting plan did not include lighting of the skate park.

J. Stevens suggested asking Planning and Zoning questions.

B. Rabinowitz asked for information from City Attorney for deliberative.

S. Gustin noted could be closed requesting further information.

6. **10-1115CA: 0 LAKE STREET (DW-PT, Ward 3) CITY OF BURLINGTON - CEDO**  
 Amend ZP#10-1115CA with road and parking lot changes. (Project Manager: Scott Gustin)

See above.

#### V. **Certificate of Appropriateness**

1. **11-0086CA/MA: 323-325 COLLEGE STREET (RH, Ward 2) EUGENE RICHARDS III/ 323-325 COLLEGE STREET PARTNERSHIP**  
 Amend building elevations approved under permit 11-0086CA/MA. (Project Manager: Mary O'Neil)

Requested to be deferred by applicant. Not heard.

#### VI. **Other Business**

#### VII. **Adjournment**

Adjourned at 5.56pm.

Deliberative scheduled for 5pm on September 19th.

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M. Long, Acting Chair, Development Review Board

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Date



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Nic Anderson, Planning and Zoning Clerk